

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by David M. Abramson, Planner I

SUBJECT: Resolution
DG 4-2-04, Young World Plat / Generally located on the northeast corner of S.W. 35th Street and University Drive.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE SUBDIVISION PLAT KNOWN AS THE YOUNG WORLD PLAT, AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF: Petitioner is requesting to amend the restrictive note on “Young World Plat”:

From: This plat shall be restricted to 27,000 square feet of auto dealership and 66,750 square feet of self-storage on Parcel “A”, 185,000 square feet of commercial use on Parcel “B”, and medical facility consisting of 354,079 square feet of classroom and a 70,000 square foot clinic on Parcel “C”

To: This plat is restricted to 42,700 square feet of classroom and 66,750 square feet of self-storage on Parcel “A”, 185,000 square feet of commercial use on Parcel “B”, and medical facility consisting of 603,000 square feet of classroom, a 140,000 square foot clinic, and a 4,900 square foot physical plant building on Parcel “C”.

Petitioner is requesting to amend the restrictive note on the “Young World Plat” to reflect the new proposed level of development in the RAC-AV, Regional Activity Center Academical Village.

Staff finds that the proposed amendment is consistent with the existing and proposed use of the subject site.

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: None

RECOMMENDATION: Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachments: Resolution, Planning Report, Justification letter, Plat, Future Land Use Map, Zoning and Aerial Map

Application #: DG 4-2-04 / Young World Plat
Exhibit "A"

Revisions:

Original Report Date: 5/11/04

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

Applicant Information

Owner:

Name: Nova Southeastern University
Address: 3301 College Avenue
City: Fort Lauderdale, Florida 33314
Phone: (954) 262-8837

Petitioner:

Name: Ruden McClosky
Address: 222 Lakeview Avenue, Suite 800
City: W. Palm Beach, Florida 33401
Phone: (561) 838-4542

Background Information

Application History: No deferrals have been requested.

Application Request: Petitioner is requesting to amend the restrictive note on "Young World Plat":

From: This plat shall be restricted to 27,000 square feet of auto dealership and 66,750 square of self-storage on Parcel "A", 185,000 square feet of commercial use on Parcel "B", and medical facility consisting of 354,079 square feet of classroom and a 70,000 square foot clinic on Parcel "C"

To: This plat is restricted to 42,700 square feet of classroom and 66,750 square feet of self-storage on Parcel "A", 185,000 square feet of commercial use on Parcel "B", and medical facility consisting of 603,000 square feet of classroom, a 140,000 square foot clinic, and a 4,900 square foot physical plant building on Parcel "C".

Address/Location: Young World Plat / Generally located on the northeast corner of S.W. 35th Street and University Drive.

Future Land Use

Plan Designation: Regional Activity Center (RAC)

Zoning: RAC-AV, Regional Activity Center Academical Village

Parcel Sizes:
Parcel "A" - 401,341 sq. ft.
Parcel "B" - 1,016,890 sq. ft.
Parcel "C" - 764,896 sq. ft.

Existing Uses: Education Facility

Retail Shopping Center
Automobile Dealership

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Residential	Residential 16 DU / Acre
South:	Warehouse	Regional Activity Center (RAC)
East:	Nova Southeastern University	Regional Activity Center (RAC)
West:	Retail, Office, & Residential	Commercial, Commerce Office, & Residential 3.5 DU/ Acre
	<u>Surrounding Zoning:</u>	
North:	RS, Recreation & Open Space District and RM-16, Medium-High Density Dwelling District	
South:	CF, Community Facility	
East:	RAC-AV, Regional Activity Center Academic Village District	
West:	B-2, Community Business District, O, Office District, and R-5, Low Medium Density Dwelling Districts	

Zoning History

Previous Request on same property:

Plat Request (P 11-2-97): The New World Plat was approved (R-98-51) by the Town of Davie on February 4, 1998.

Site Plan (SP 1-1-02): The Town of Davie approved the Nova Southeastern University Family Center Village site plan submittal (two buildings total 112,268 square feet) on March 6, 2002.

Delegation Request (DG 5-4-03): Town Council approved (R-2003-172) to change the restrictive note for the subdivision plat known as the new world plat on July 8, 2003.

Delegation Request (DG 6-1-03): Town Council authorized (R-2003-195) a revision to the non-vehicular access line of the "new world plat", and providing an effective date on August 6, 2003.

Rezoning Request (ZB 1-1-04): Town Council approved (Ord-2004-006) rezoning certain lands within the Town of Davie from CF, Community Facilities and B-3, Planned Business Center District to RAC-AV, Regional Activity Center - Academical Village on February 4, 2004.

Application Details

Petitioner is requesting to amend the restrictive note on the "Young World Plat" to reflect the new proposed level of development in the RAC-AV, Regional Activity Center Academical Village.

Current Plat Note:

This plat is restricted as follows: This plat shall be restricted to 27,000 square feet of auto dealership and 66,750 square feet of self-storage on Parcel "A," 185,000 square feet of commercial use on Parcel "B", and medical facility consisting of 354,079 square feet of classroom and a 70,000 square foot clinic on Parcel "C".

Proposed Plat Note:

This plat is restricted as follows: This plat is restricted to 42,700 square feet of classroom and 66,750 square feet of self-storage on Parcel "A", 185,000 square feet of commercial use on Parcel "B", and medical facility consisting of 603,000 square feet of classroom, a 140,000 square foot clinic, and a 4,900 square foot physical plant building on Parcel "C"

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

The Broward County Land Development Code requires Delegation Requests for plat note amendments.

Significant Development Review Agency Comments

Broward County Development Management Division is the County lead agency in assessing the impact of development through the plat and/or delegation request process. Broward County requires that the petitioner request to amend or revise the level of approved development on the plat. Such requests must be approved by the local municipality and County Commission, and then subsequently recorded against the plat. As part of the delegation request process, the property would be reviewed for traffic concurrency and assessed any additional traffic impact fees, or mitigation measures, as applicable.

Comprehensive Plan Considerations**Planning Area:**

The proposed project is within the planning area No. 8 characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer large-scale multi-family residential developments that serve the South Florida Education Center.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 99.

Broward County Land Development Code:

The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

Applicable Goals, Objectives & Policies:

The proposed plat is generally consistent with the goals, objectives and policies of the Comprehensive Plan.

Staff Analysis/Findings of Fact

The proposed amendment is consistent with the existing and proposed use of the subject site. All parcels including "A, B, & C" will be affected by this delegation request. The possibility exists of increased trips to the regional road network at certain times of the day. In light of potentially increasing existing trips, Nova Southeastern University plans to mitigate trips through mass transit with the development of a busing terminal to meet Broward County concurrency. This possibility shall be determined by Broward County. Approval of this request is subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the delegation request shall be deemed denied by the Town of Davie.

Staff Recommendation

Recommendation:

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Town Council Action

Exhibits

1. Justification letter
2. Plat
3. Future Land Use Map
4. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

"Exhibit 1"

Delegation Request to Modify Approved Uses

Current Plat Note:

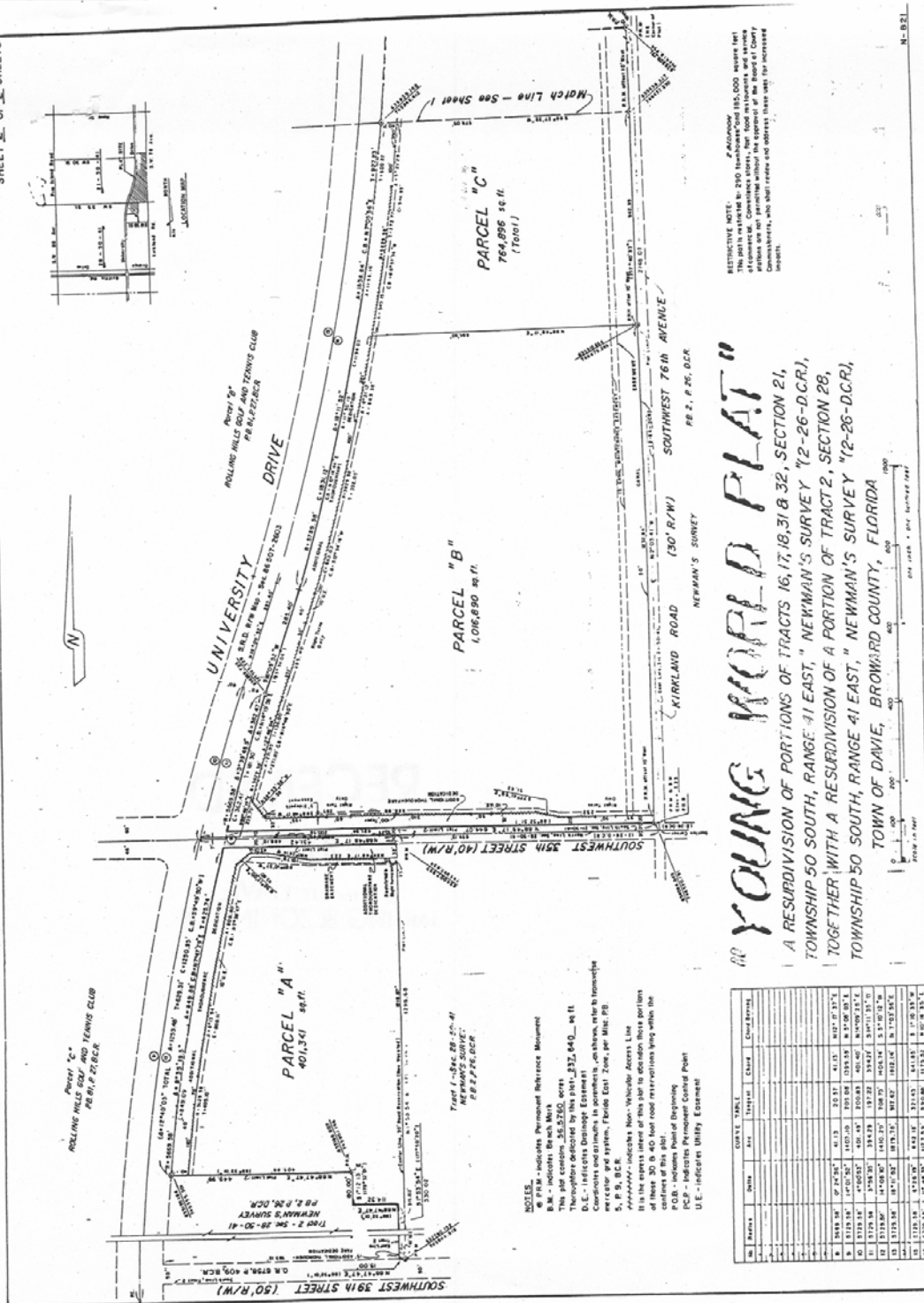
This plat is restricted to 27,000 square feet of auto dealership and 66,750 square feet of self-storage on Parcel A; 185,000 square feet of commercial use on Parcel B; and medical facility consisting of 354,079 square feet of classroom and a 70,000 square foot clinic on Parcel C.

Proposed Plat Note:

This plat is restricted to 42,700 square feet of classroom and 66,750 square feet of self-storage on Parcel A; 185,000 square feet of commercial use on Parcel B; and medical facility consisting of 603,000 square feet of classroom, a 140,000 square foot clinic, and a 4,900 square foot physical plant building on Parcel C.

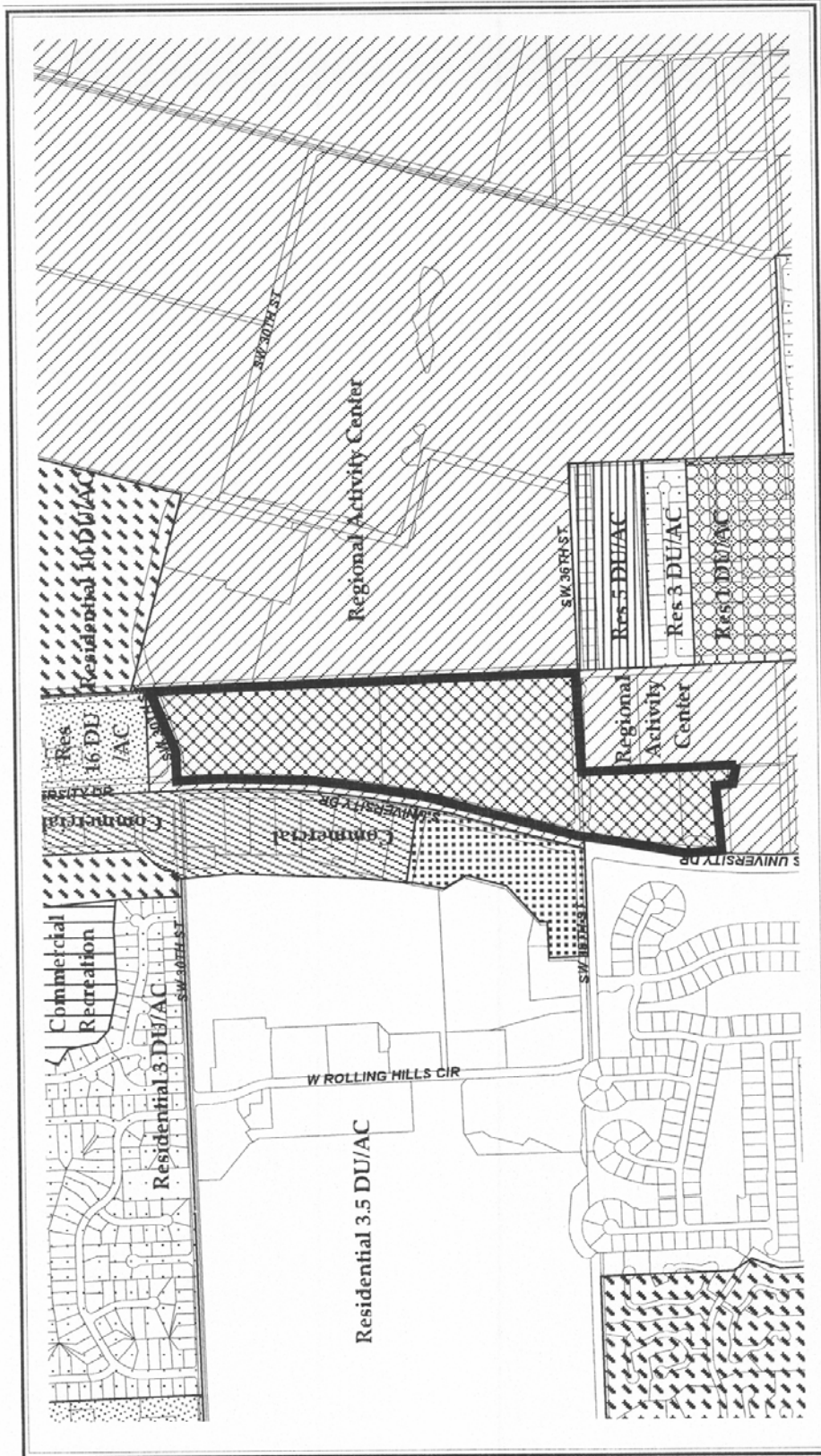
Nova Southeastern University, Inc., the Applicant, ("Nova") desires to amend the plat note to reflect its purchase of the former Morse dealership and plans for classroom space on this portion of Parcel A.

The subject property is a portion of Nova's Academic Village proposed for the surrounding 300 acres. This Academic Village will provide a mixed-use development of educational, research and training facilities, as well as services and housing for students and employees. The Applicant is requesting to amend the restrictive note to reflect the proposed level of development on the Parcel A of the Young World Plat.



COSTS \$/KWh								
In	Metric	Date	1994-95	1995-96	Class	Cost Range		
1	1994-95	12/29/94	41.13	52.37	41.13	50.17-53.75		
2	1995-96	12/29/94	41.13	52.37	41.13	50.17-53.75		
3	1996-97	12/29/94	41.13	52.37	41.13	50.17-53.75		
4	1997-98	12/29/94	41.13	52.37	41.13	50.17-53.75		
5	1998-99	12/29/94	41.13	52.37	41.13	50.17-53.75		
6	1999-00	12/29/94	41.13	52.37	41.13	50.17-53.75		
7	2000-01	12/29/94	41.13	52.37	41.13	50.17-53.75		
8	2001-02	12/29/94	41.13	52.37	41.13	50.17-53.75		
9	2002-03	12/29/94	41.13	52.37	41.13	50.17-53.75		
10	2003-04	12/29/94	41.13	52.37	41.13	50.17-53.75		
11	2004-05	12/29/94	41.13	52.37	41.13	50.17-53.75		
12	2005-06	12/29/94	41.13	52.37	41.13	50.17-53.75		
13	2006-07	12/29/94	41.13	52.37	41.13	50.17-53.75		
14	2007-08	12/29/94	41.13	52.37	41.13	50.17-53.75		
15	2008-09	12/29/94	41.13	52.37	41.13	50.17-53.75		
16	2009-10	12/29/94	41.13	52.37	41.13	50.17-53.75		
17	2010-11	12/29/94	41.13	52.37	41.13	50.17-53.75		
18	2011-12	12/29/94	41.13	52.37	41.13	50.17-53.75		
19	2012-13	12/29/94	41.13	52.37	41.13	50.17-53.75		
20	2013-14	12/29/94	41.13	52.37	41.13	50.17-53.75		
21	2014-15	12/29/94	41.13	52.37	41.13	50.17-53.75		
22	2015-16	12/29/94	41.13	52.37	41.13	50.17-53.75		
23	2016-17	12/29/94	41.13	52.37	41.13	50.17-53.75		
24	2017-18	12/29/94	41.13	52.37	41.13	50.17-53.75		
25	2018-19	12/29/94	41.13	52.37	41.13	50.17-53.75		
26	2019-20	12/29/94	41.13	52.37	41.13	50.17-53.75		
27	2020-21	12/29/94	41.13	52.37	41.13	50.17-53.75		
28	2021-22	12/29/94	41.13	52.37	41.13	50.17-53.75		
29	2022-23	12/29/94	41.13	52.37	41.13	50.17-53.75		
30	2023-24	12/29/94	41.13	52.37	41.13	50.17-53.75		
31	2024-25	12/29/94	41.13	52.37	41.13	50.17-53.75		
32	2025-26	12/29/94	41.13	52.37	41.13	50.17-53.75		
33	2026-27	12/29/94	41.13	52.37	41.13	50.17-53.75		
34	2027-28	12/29/94	41.13	52.37	41.13	50.17-53.75		
35	2028-29	12/29/94	41.13	52.37	41.13	50.17-53.75		
36	2029-30	12/29/94	41.13	52.37	41.13	50.17-53.75		
37	2030-31	12/29/94	41.13	52.37	41.13	50.17-53.75		
38	2031-32	12/29/94	41.13	52.37	41.13	50.17-53.75		
39	2032-33	12/29/94	41.13	52.37	41.13	50.17-53.75		
40	2033-34	12/29/94	41.13	52.37	41.13	50.17-53.75		
41	2034-35	12/29/94	41.13	52.37	41.13	50.17-53.75		
42	2035-36	12/29/94	41.13	52.37	41.13	50.17-53.75		
43	2036-37	12/29/94	41.13	52.37	41.13	50.17-53.75		
44	2037-38	12/29/94	41.13	52.37	41.13	50.17-53.75		
45	2038-39	12/29/94	41.13	52.37	41.13	50.17-53.75		
46	2039-40	12/29/94	41.13	52.37	41.13	50.17-53.75		
47	2040-41	12/29/94	41.13	52.37	41.13	50.17-53.75		
48	2041-42	12/29/94	41.13	52.37	41.13	50.17-53.75		
49	2042-43	12/29/94	41.13	52.37	41.13	50.17-53.75		
50	2043-44	12/29/94	41.13	52.37	41.13	50.17-53.75		
51	2044-45	12/29/94	41.13	52.37	41.13	50.17-53.75		
52	2045-46	12/29/94	41.13	52.37	41.13	50.17-53.75		
53	2046-47	12/29/94	41.13	52.37	41.13	50.17-53.75		
54	2047-48	12/29/94	41.13	52.37	41.13	50.17-53.75		
55	2048-49	12/29/94	41.13	52.37	41.13	50.17-53.75		
56	2049-50	12/29/94	41.13	52.37	41.13	50.17-53.75		
57	2050-51	12/29/94	41.13	52.37	41.13	50.17-53.75		
58	2051-52	12/29/94	41.13	52.37	41.13	50.17-53.75		
59	2052-53	12/29/94	41.13	52.37	41.13	50.17-53.75		
60	2053-54	12/29/94	41.13	52.37	41.13	50.17-53.75		
61	2054-55	12/29/94	41.13	52.37	41.13	50.17-53.75		
62	2055-56	12/29/94	41.13	52.37	41.13	50.17-53.75		
63	2056-57	12/29/94	41.13	52.37	41.13	50.17-53.75		
64	2057-58	12/29/94	41.13	52.37	41.13	50.17-53.75		
65	2058-59	12/29/94	41.13	52.37	41.13	50.17-53.75		
66	2059-60	12/29/94	41.13	52.37	41.13	50.17-53.75		
67	2060-61	12/29/94	41.13	52.37	41.13	50.17-53.75		
68	2061-62	12/29/94	41.13	52.37	41.13	50.17-53.75		
69	2062-63	12/29/94	41.13	52.37	41.13	50.17-53.75		
70	2063-64	12/29/94	41.13	52.37	41.13	50.17-53.75		
71	2064-65	12/29/94	41.13	52.37	41.13	50.17-53.75		
72	2065-66	12/29/94	41.13	52.37	41.13	50.17-53.75		
73	2066-67	12/29/94	41.13	52.37	41.13	50.17-53.75		
74	2067-68	12/29/94	41.13	52.37	41.13	50.17-53.75		
75	2068-69	12/29/94	41.13	52.37	41.13	50.17-53.75		
76	2069-70	12/29/94	41.13	52.37	41.13	50.17-53.75		
77	2070-71	12/29/94	41.13	52.37	41.13	50.17-53.75		
78	2071-72	12/29/94	41.13	52.37	41.13	50.17-53.75		
79	2072-73	12/29/94	41.13	52.37	41.13	50.17-53.75		
80	2073-74	12/29/94	41.13	52.37	41.13	50.17-53.75		
81	2074-75	12/29/94	41.13	52.37	41.13	50.17-53.75		
82	2075-76	12/29/94	41.13	52.37	41.13	50.17-53.75		
83	2076-77	12/29/94	41.13	52.37	41.13	50.17-53.75		
84	2077-78	12/29/94	41.13	52.37	41.13	50.17-53.75		
85	2078-79	12/29/94	41.13	52.37	41.13	50.17-53.75		
86	2079-80	12/29/94	41.13	52.37	41.13	50.17-53.75		
87	2080-81	12/29/94	41.13	52.37	41.13	50.17-53.75		
88	2081-82	12/29/94	41.13	52.37	41.13	50.17-53.75		
89	2082-83	12/29/94	41.13	52.37	41.13	50.17-53.75		
90	2083-84	12/29/94	41.13	52.37	41.13	50.17-53.75		
91	2084-85	12/29/94	41.13	52.37	41.13	50.17-53.75		
92	2085-86	12/29/94	41.13	52.37	41.13	50.17-53.75		
93	2086-87	12/29/94	41.13	52.37	41.13	50.17-53.75		
94	2087-88	12/29/94	41.13	52.37	41.13	50.17-53.75		
95	2088-89	12/29/94	41.13	52.37	41.13	50.17-53.75		
96	2089-90	12/29/94	41.13	52.37	41.13	50.17-53.75		
97	2090-91	12/29/94	41.13	52.37	41.13	50.17-53.75		
98	2091-92	12/29/94	41.13	52.37	41.13	50.17-53.75		
99	2092-93	12/29/94	41.13	52.37	41.13	50.17-53.75		
100	2093-94	12/29/94	41.13	52.37	41.13	50.17-53.75		
101	2094-95	12/29/94	41.13	52.37	41.13	50.17-53.75		
102	2095-96	12/29/94	41.13	52.37	41.13	50.17-53.75		
103	2096-97	12/29/94	41.13	52.37	41.13	50.17-53.75		
104	2097-98	12/29/94	41.13	52.37	41.13	50.17-53.75		
105	2098-99	12/29/94	41.13	52.37	41.13	50.17-53.75		
106	2099-00	12/29/94	41.13	52.37	41.13	50.17-53.75		
107	2100-01	12/29/94	41.13	52.37	41.13	50.17-53.75		
108	2101-02	12/29/94	41.13	52.37	41.13	50.17-53.75		
109	2102-03	12/29/94	41.13	52.37	41.13	50.17-53.75		
110	2103-04	12/29/94	41.13	52.37	41.13	50.17-53.75		
111	2104-05	12/29/94	41.13	52.37	41.13	50.17-53.75		
112	2105-06	12/29/94	41.13	52.37	41.13	50.17-53.75		
113	2106-07	12/29/94	41.13	52.37	41.13	50.17-53.75		
114	2107-08	12/29/94	41.13	52.37	41.13	50.17-53.75		
115	2108-09	12/29/94	41.13	52.37	41.13	50.17-53.75		
116	2109-10	12/29/94	41.13	52.37	41.13	50.17-53.75		
117	2110-11	12/29/94	41.13	52.37	41.13	50.17-53.75		
118	2111-12	12/29/94	41.13	52.37	41.13	50.17-53.75		
119	2112-13	12/29/94	41.13	52.37	41.13	50.17-53.75		
120	2113-14	12/29/94	41.13	52.37	41.13	50.17-53.75		
121	2114-15	12/29/94	41.13	52.37	41.13	50.17-53.75		
122	2115-16	12/29/94	41.13	52.37	41.13	50.17-53.75		
123	2116-17	12/29/94	41.13	52.37	41.13	50.17-53.75		
124	2117-18	12/29/94	41.13	52.37	41.13	50.17-53.75		
125	2118-19	12/29/94	41.13	52.37	41.13	50.17-53.75		
126	2119-20	12/29/94	41.13	52.37	41.13	50.17-53.75		
127	2120-21	12/29/94	41.13	52.37	41.13	50.17-53.75		
128	2121-22	12/29/94	41.13	52.37	41.13	50.17-53.75		
129	2122-23	12/29/94	41.13	52.37	41.13	50.17-53.75		
130	2123-24	12/29/94	41.13	52.37	41.13	50.17-53.75		
131	2124-25	12/29/94	41.13	52.37	41.13	50.17-53.75		
132	2125-26	12/29/94	41.13	52.37	41.13	50.17-53.75		
133	2126-27	12/29/94	41.13	52.37	41.13	50.17-53.75		
134	2127-28	12/29/94	41.13	52.37	41.13	50.17-53.75		
135	2128-29	12/29/94	41.13	52.37	41.13	50.17-53.75		
136	2129-30	12/29/94	41.13	52.37	41.13	50.17-53.75		
137	2130-31	12/29/94	41.13	52.37	41.13	50.17-53.75		
138	2131-32	12/29/94	41.13	52.37	41.13	50.17-53.75		
139	2132-33	12/29/94	41.13	52.37	41.13	50.17-53.75		
140	2133-34	12/29/94	41.13	52.37	41.13	50.17-53.75		
141	2134-35	12/29/94	41.13	52.37	41.13	50.17-53.75		
142	2135-36	12/29/94	41.13	52.37	41.13	50.17-53.75		
143	2136-37	12/29/94	41.13	52.37	41.13	50.17-53.75		
144	2137-38	12/29/94	41.13	52.37	41.13	50.17-53.75		
145	2138-39	12/29/94	41.13	52.37	41.13	50.17-53.75		
146	2139-40	12/29/94	41.13	52.37	41.13	50.17-53.75		
147	2140-41	12/29/94	41.13	52.37	41.13	50.17-53.75		
148	2141-42	12/29/94	41.13	52.37	41.13	50.17-53.75		
149	2142-43	12/29/94	41.13	52.37	41.13	50.17-53.75		
150	2143-44	12/29/94	41.13					

YOUNG WORLD PLAT"
A RESURDIVISION OF PORTIONS OF TRACTS 16, 17, 18, 31 & 32, SECTION 21,
TOWNSHIP 50 SOUTH, RANGE 41 EAST, "NEWMAN'S SURVEY" 12-26-D.C.R.),
TOGETHER WITH A RESURDIVISION OF A PORTION OF TRACT 2, SECTION 28,
TOWNSHIP 50 SOUTH, RANGE 41 EAST, "NEWMAN'S SURVEY" 12-26-D.C.R.),
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

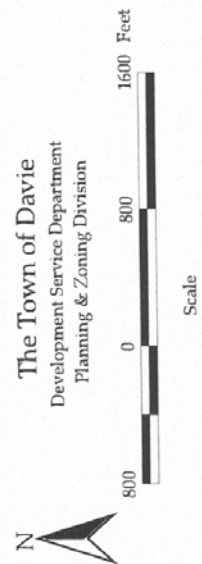


Delegation Application
 DG 4-2-04 Young World Plat
 Future Land Use Map

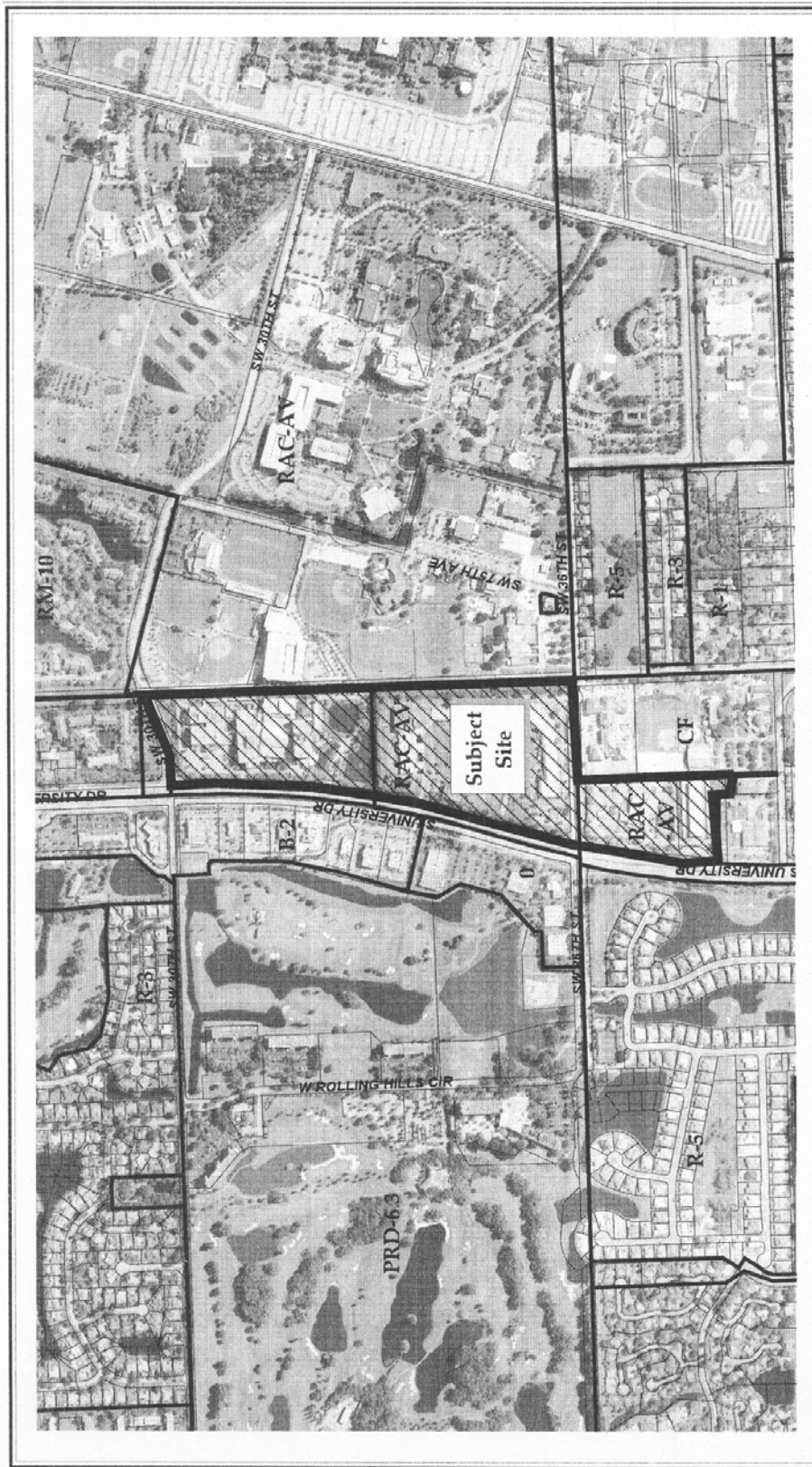
Prepared By: D.M.A.
 Date Prepared: 5/13/04



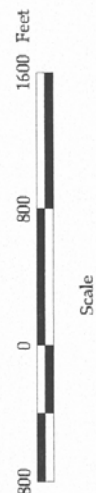
The Town of Davie
 Development Service Department
 Planning & Zoning Division



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The Town of Davie
Development Service Department
Planning & Zoning Division



Delegation Application DG 4-2-04 Young World Plat Subject Site, Zoning and Aerial Map

Prepared By: D.M.A.
Date Prepared: 5/13/04

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